

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY
March 18, 2003

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, March 18, 2003, at 8:30 a.m. at Stateway Gardens, Park District Field House, 3658 S. Sate Street in Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present: Sharon Gist Gilliam
Hallie Amey
Mamie Bone
Dr. Mildred Harris
Lori Healey
Michael Ivers

Absent: Leticia Peralta Davis
Earnest Gates
Sandra Young

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Terry Peterson, Chief Executive Officer, then presented his monthly report. Mr. Peterson acknowledged David Baker and Leroy Kennedy from the Illinois Institute of Technology (IIT) for the earlier announcement of IIT's Employer Assisted Program, whereby faculty and staff would be granted \$7,500 in forgivable loan to become part of the Stateway community. Mr. Peterson stressed the importance of community, civic, public and private sector partnership for the continued success of the Plan For Transformation. Mr. Peterson continued by acknowledging the resident leadership, property managers and CHA Operational staff for anticipating and correcting weather related problems resulting in no major breakdowns or significant weather related issues. Mr. Peterson concluded his report by informing the Commissioners that staff was in the process of formulating plans and programs for a safer and enjoyable summer for CHA children and families.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced for approval the Minutes of the Regular Board Meeting held on February

18, 2003. Upon Motion made and properly seconded, the Minutes were unanimously approved and accepted as submitted.

The Chairperson thereupon introduced the Resolution discussed in Executive Session.

(Executive Session Item 1)

A Motion to approve the Resolution for Item 1 discussed in Executive Session was then presented by Commissioner Bone.

RESOLUTION NO. 2003-CHA-31

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 4, 2003 requesting that the Board of Commissioners approve the Personnel Action Report for February 2003.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions for February 2003.

The Motion to adopt the Resolution for Executive Session Item 1 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Mamie Bone
Dr. Mildred Harris
Lori Healey
Michael Ivers

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Due to the absence of Commissioner Leticia Peralta Davis, Commissioner Lori Healey then presented the following report. Per Commissioner Healey, the Finance & Audit Committee met on Wednesday March 12, 2003, at 1:00 p.m. at the Corporate Office, 626 W. Jackson in Chicago. Todd Gomez, Chief Financial Officer, and his staff presented the Committee with the Treasury and Cash Flow Report as of February 28, 2003. Also, a report to the joint Finance and Operations Committee on Change Order Modification Reconciliation was presented by Todd Gomez and Rich Rodriguez.

Commissioner Healey then introduced an Omnibus Motion for the adoption of the resolutions for Items A1, A3 and A4 discussed, voted and recommended for Board approval by the Finance & Audit Committee:

(Item A1)

The Property Managers Insurance Program (PMIP) was established by the CHA to ensure the Private Management Companies and Resident Management Corporations (RMC) have the necessary insurance coverage contractually required by CHA. Near North Insurance brokerage, Inc., the CHA's business insurance broker of record, placed an advertisement soliciting bids for the CHA's PMIP in area newspapers and also solicited 34 insurance carriers directly and through the excess and surplus insurance marketplace. After reviewing the responses, the three carriers as stated in Resolution A1 were recommended. The Resolution for A1 accordingly approves award of contract.

RESOLUTION NO. 2003-CHA-32

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 3, 2003 entitled "Authorization to Award General Liability, Auto Liability, Workers Compensation and Crime/Fidelity Insurance coverage for CHA's Private Managers Insurance Program (PMIP)";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to procure the following insurance coverage for the Chicago Housing Authority's Private Management Insurance Program through its business insurance broker of record, Near North Insurance Brokerage, Inc.: (1) general liability, auto liability, and excess liability written through AIG; (2) workers compensation written through ACE/USA; and (3) crime/fidelity coverage written through Great American Insurance Corporation for an aggregate amount not-to-exceed \$2,061,867 for the term of April 1, 2003 to April 1, 2004.

(Item A2 – This Number Not Used)

(Item A3)

The Resolution for Item A3 approves Amendment No. 126 to the Annual Contributions Contract. The purpose of this amendment is to transfer excess fund in the amount of \$42,241 from Project No. IL06P002164 to Project No. IL06P80217 and also transfers \$195,288.34 in grant funds from Project IL06P002123 to Project IL06P002180 (Hutchinson Row).

RESOLUTION NO. 2003-CHA-33

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 3, 2003 entitled "Authorization to Execute Amendment No. 126 to the Chicago Housing Authority's Annual Contributions Contract, C-1014 for Projects Nos. IL06P002164 and 180".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority shall enter into Amendment No. 126 with U.S. Department of Housing and Urban Development, modifying the terms of the Annual Contributions Contract C-1014, and the Chief Executive Officer, or his designee, is hereby authorized and directed to execute Amendment No. 126 of the Annual Contributions Contract in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment No. 126 shall be substantially in the attached form.

(Item A4)

In June 1995, the CHA entered into a five year lease with Equity Office to provide office space at 200 West Adams in Chicago for the Office of the General Counsel and Inspector General. The Resolution for Item A4 approves a third amendment to the lease. The execution of this 3rd amendment would extend the lease to February 28, 2005.

RESOLUTION NO. 2003-CHA-34

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 18, 2003, entitled "Request for Authorization to Execute a Third Amendment to the Lease for Premises located at 200 West Adams, Suite 2100, Chicago, Illinois";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to execute a Third Amendment to the Lease Agreement for 200 West Adams, Suite 2100, Chicago, Illinois. The annual rent for the Lease shall be in the amount of \$263,565.00 for the first year and \$272,350.56 prorated for the second year, plus expenses and real estate taxes.

The Omnibus Motion to adopt resolutions for Items A1, A3 and A4 was seconded by Commissioner Amey and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Mamie Bone Dr. Mildred Harris Lori Healey Michael Ivers
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

Due to the absence of Commissioner Gates, Commissioner Ivers then presented the following report. Per Commissioner Ivers, a Joint Operations and Tenant Services Committee meeting was held on Wednesday, March 12th at 1:30 p.m. at the Corporate Office, 626 W. Jackson in Chicago. Bill Little, Managing Director of Development, and his staff presented the Committees with a comprehensive status report on Development activities Authority-wide.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of the resolutions for Items B1 through B6 discussed, voted and recommended for Board approval by the Joint Operations and Tenant Services Committee:

(Item B1)

In January 2003, the CHA issued Request for Proposals (RFP) for maintenance of CHA electrical distribution systems. The RFP was advertised in area newspapers and CHA also directly solicited 66 firms, including 45 MBE/WBE firms. Of the three proposals received, Aldridge Electric was deemed to be the most responsive and responsible bidder. The resolution for Item B1 accordingly approves award of contract to Aldridge Electric.

RESOLUTION NO. 2003-CHA-35

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated March 12, 2003 titled “Authorization to enter into a Contract with Aldridge Electric for Maintenance of CHA Electrical Distribution Systems”.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract with Aldridge Electric pursuant to Request for Proposals #01144 for maintenance of CHA electrical distribution systems for a two (2) year contract term for a total not-to-exceed contract amount of \$175,000.00 with three (3) one (1) year options to extend, subject to Board approval and HUD approval, if required.

(Item B2)

The resolution for Item B2 authorizes Woodlawn Community Development Corporation (WCDC) to enter into contract with Burton Real Estate Development, d/b/a B-REDI for fire lane sewer repair and replacement services at the Ickes Development. The procurement was initiated by WCDC with assistance from the CHA’s Department of Asset Management and Procurement and Contracts. In October 2001, the Board approved additional funding for several family developments to initiate improvements in the following areas: carpentry, code violations, electrical systems, plumbing, roofing and security board-ups. In evaluating the Ickes Development, the underground pipe and plumbing were identified as necessary repair items.

RESOLUTION NO. 2003-CHA- 36

WHEREAS, the Board of Commissioners has reviewed the memorandum dated March 12, 2003, entitled “authorization for Woodlawn Community Development Corporation to enter into a contract with Burton Real Estate Development, Inc. D/B/A B-Redi Inc. to perform fire lane sewer repair and replacement services at

the Harold Ickes development”, and concurs with the recommendation contained therein.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Woodlawn Community Development Corporation to enter into a contract with Burton Real Estate Development, Inc. d/b/a B-REDI Inc. for fire lane sewer repair and replacement services at the Harold Ickes Development for the firm, fixed price of \$272,385.00.

(Item B3)

The resolution for Item B3 approves the submittal of a Mixed Finance Proposal to HUD for Stateway Gardens’ Phase 1A off-site redevelopment project known as Pershing Courts; commit CHA’s capital contribution of up to \$3,000,000 to the project and execute other documents as may be required to implement the foregoing. Pershing Courts, a six-story, 80-unit rental building consisting of 50 one-bedroom units and 30 two-bedroom units, represents the first phase within the larger Stateway Gardens mixed income Revitalization Plan. Of the 80 rental units, 27 will be set-aside as CHA public housing replacement units, while the remaining 53 units will be tax credit units restricted to households earning 60% or less of area median income. The Phase 1A off-site development will be developed by Stateway Associates, using 9% low income housing tax credits, HOME funds, an IHDA Trust Fund loan, and a federally insured FHA mortgage.

RESOLUTION NO. 2003-CHA-37

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 18, 2003, requesting authorization to 1) submit a Mixed Finance Proposal to HUD for Stateway Gardens’ Phase 1A off-site redevelopment project known as Pershing Courts, 2) commit CHA’s capital contribution of up to \$3,000,000 to the Stateway Garden’s Phase 1A off-site redevelopment project known as Pershing Courts, and 3) execute other documents as may be required to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to submit a Mixed Finance Proposal to HUD for Stateway Gardens’ Phase 1A off-site redevelopment project known as Pershing Courts; 2) commit CHA’s capital contribution of up to \$3 million to the Stateway Garden’s Phase 1A off-site redevelopment project known as Pershing Courts; and 3) execute other documents as may be required to implement the foregoing.

(Item B4)

The resolution for Item B4 approves the form of lease and Admissions and Occupancy policy for the Jazz on the Boulevard development. It is understood that the developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards and for the effective management of its mixed income developments. The lease and policy have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed finance transaction. The lease and policy have been subjected to extensive negotiation among the CHA, the Developer, the Working Group and the Local Advisory Committee.

RESOLUTION NO. 2003-CHA-38

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated March 18, 2003, entitled “Authorization for approval of an Admission and Occupancy Policy and form of lease for the Jazz on the Boulevard Development and to amend the CHA Admission and Occupancy policy to incorporate such document as an addendum thereto”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached admissions and occupancy policy and form of lease in substantially the form presented to the Board for the Jazz on the Boulevard development and hereby approves an amendment to the Chicago Housing Authority's Admission and Occupancy Policy to incorporate the approved forms as an addenda. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on HUD requirements, or such changes, if any, resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item B5)

In February 2002, the Board approved an Intergovernmental Agreement between the CHA, participating housing agencies, the Illinois Housing Development Authority and the Metropolitan Planning Council to establish the Regional Housing Initiative (RHI). The RHI was created in order to stimulate the supply of rental housing across the metropolitan region for low-income families by pooling together Housing Choice Vouchers to establish project-based developments. The resolution for Item B5 approves allocation of housing choice vouchers to Wentworth Commons. Wentworth Commons is a 51-unit supportive housing development located in the Roseland community of Chicago. The development will be owned and managed by Lakefront SRO. Residents will include former homeless families and individuals as well as tenants referred by RHI. The project will have 24 efficiency apartments and 27 family units. Under the proposal, RHI will subsidize ten 2 and 3 bedroom family units.

RESOLUTION NO. 2003-CHA-39

WHEREAS, the Board of Commissioners has reviewed Board letter dated March 18, 2003 entitled "Recommendation that the Chicago Housing Authority approve the recommendation of the Regional Housing Initiative (RHI) to allocate housing choice vouchers to Wentworth Commons in accordance with the RHI program and authorization to take all actions and execute all documents with respect thereto".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority approves the recommendation of the Regional Housing Initiative (RHI) to allocate housing choice vouchers to Wentworth Commons in accordance with the RHI program and authorize the Chief Executive Officer or his designee to take all actions and execute all documents with respect thereto.

(Item B6)

In November 2002, the CHA issued an IFB soliciting qualified firms to provide resident relocation services. Based on this solicitation, in December 2002, the Board approved award of three contracts. Because the scope of relocating residents exceeds the current capability of the three contractors, the services of two additional contractors are required. Since both Big O and Smith Movers were determined to be responsive and responsible bidders under the November 2002 solicitation, the resolution for Item B6 approves award of contract to Big O and Smith Movers for resident relocation services.

RESOLUTION NO. 2003-CHA-40

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated March 12, 2003 entitled "Authorization to enter into two (2) contracts for resident relocation services with Big O Movers & Storage, Inc. and Smith Movers, Inc."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with each of (i) Big O Movers & Storage, Inc. ("BOMSI") and (ii) Smith Movers Inc. ("SM") for CHA resident relocation services for a sum-not-to-exceed \$400,000 each contractor (for an aggregate sum-

not-to-exceed for both BOMSI and SM, taken together, being \$800,000) for a two (2) year term, with three (3) one (1) year options to extend, subject to Board and (if required) HUD approval.

The Omnibus Motion to adopt resolutions for Items B1 through B6 was seconded by Commissioner Healey and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Mamie Bone
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers

Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Joint Operations and Tenant Services Committee report was also accepted in total.

There being no further business come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records